

**IN THE CIRCUIT COURT OF BENTON COUNTY, ARKANSAS  
CIVIL DIVISION – DIVISION 4**

FILED  
2015 OCT 5 AM 9 26  
BRENDA DESHIELDS  
CLERK AND RECORDER  
BENTON COUNTY, AR.

**UNITED BANK**

**v.**

**CASE NO.: CV-2015-1192-4**

**CYNTHIA A. MCGARRAH; the SPOUSE OF  
CYNTHIA A. MCGARRAH, if any; and ALL  
OCCUPANTS OF 924-926 TURTLE CREEK DRIVE,  
ROGERS, AR, if any**

**DEFENDANTS**

**NOTICE OF COMMISSIONER'S SALE**

NOTICE IS HEREBY GIVEN, pursuant to the authority contained in the decretal order of the Benton County Circuit Court entered in case number CV 2015-1192-4, styled as set forth above, the undersigned, as Commissioner of the Court, will offer for sale, at public venue to the highest bidder, on the second floor of the Benton County Courthouse, 102 N.E. "A" St., Bentonville, Arkansas 72712, in the County of Benton, within the hours prescribed by law for judicial sales, on Thursday the 22nd day of October, 2015 A.D., at 9:15 a.m. the following described real property along with any and all personal property, fixtures and improvements thereon, all situated in Benton County, Arkansas, to-wit:

**LOT 4, BLOCK 7, WESTRIDGE SUBDIVISION, PHASE 2, TO THE CITY  
OF ROGERS, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT  
RECORD BOOK "S" AT PAGE 358.**

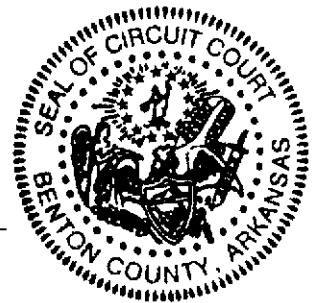
**PURPORTED PHYSICAL ADDRESS: 924-926 TURTLE CREEK DRIVE,  
ROGERS, AR**

TERMS OF SALE: On a credit of three (3) months, the purchaser being required to execute a bond as required by law and the decree of the Court, with approved security, bearing interest at the maximum rate allowed by law from date of sale until paid, and a lien being retained on the property so to secure the payment of the purchase money; provided, however, that if the Plaintiff, its successors or assigns, becomes the purchaser at such sale for an amount not in excess of its judgment, interest and costs herein, in lieu of giving bond, it may credit the amount of its bid, less the cost of these proceedings, including the Commissioner's fee on the judgment herein rendered at the time of confirmation of such sale, which credit shall be an extinguishment of its judgment to the extent of such credit. The property described above will be sold subject to all real property taxes due and payable.

Any announcements made by the Commissioner at the time of sale will take precedence over this notice.

Given under my hand this 6<sup>th</sup> day of October, 2015.

/s/ Brenda DeShields  
Brenda Deshields, Commissioner



PUBLISH ONCE

Bill to:  
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